

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 15, 1972

Application No. 11124 William C. and Beulah R. Foster, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of June 13, 1972.

EFFECTIVE DATE OF ORDER - July 27, 1972

ORDERED:

That the application for variance from Section 7502.2 to permit air conditioning unit in front yard at 3304 R Street, NW., Lot 841, Sq. 1295, be GRANTED.

FINDINGS OF FACT:

1. The property is located in a R-3 District.
2. The property is improved by a two (2) story single family dwelling.
3. Appellant request a variance from Section 7502.2 to permit air conditioning unit in front yard.
4. The condensor unit is 26 1/2" high by 26" deep by 36" wide.
5. The condensor unit will be placed behind a low brick screen approximately 3' high by 5' long.
6. At the public hearing there was no opposition as to the granting of this appeal.

OPINION:


We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.